



## **Architectural Review Board**

### **Supplemental Meeting Minutes**

**October 25, 2010**

**Conference Room, City Hall  
Fredericksburg, Virginia**

#### **Members Present**

Marilynn D. Mendell, Chair  
Jamie Scully  
Donna L. Chasen  
J. Gordon Brown  
Owen Lindauer

#### **Members Absent**

Lisa L. Peverill, Vice Chair

#### **Staff**

Erik Nelson

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Ms. Mendell called the meeting to order at 7:30 p.m.

#### **OPENING REMARKS**

Ms. Mendell determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met. Ms. Mendell asked Mr. Nelson to introduce the topic of discussion.

#### **OLD BUSINESS**

There was no old business

#### **NEW BUSINESS**

Mr. Nelson briefly reviewed the issue of substitute materials in the Historic District. The City has several hundred slate roofs that are nearing the end of their useful life. Many of these roofs are highly visible, which is a strong visual characteristic of the downtown area, but also represents an enormous cost burden for owners. In 1998, the City Council approved installation of a synthetic slate roof for 1301 Prince Edward Street, overturning an ARB decision not to allow synthetic slate. This case effectively established City preservation policy as allowing synthetic slate in the Historic Fredericksburg District. The Certificate of Appropriateness issued by the Council, however, also carried the condition that the dormer sides be clad in real slate, thereby recognizing that certain visible, character defining features were not necessarily suitable for synthetic material. Since then, the Board has sought additional information and discussed when it is appropriate to consider a synthetic, more cost effective material.

Mr. Nelson introduced Bert Miller, of the GEMROI Company. Mr. Miller acknowledged immediately, that there was no substitute for real slate, but noted that there are times when a

good synthetic material may be a cost effective means to maintain the character of a building. He showed the group the difference between his product (50 percent limestone material, camber to avoid curling corners, no need to blend product prior to installation) and other synthetic slates. The group received this information and discussed its potential applications.

The Board discussed the matter of substitute materials by referring back to the Secretary of the Interior's Standards referenced in the City's Historic District Ordinance. Mr. Brown concluded the discussion with his observation that the Board would need to consider substitute materials on a case by case basis.

Mr. Miller also presented information on fiberglass-clad windows and premium fiberglass shutters. Again, the Board asked numerous questions and discussed the potential applications of these products in the Historic District.

Ms. Mendell thanked Mr. Miller for his presentation.

Meeting adjourned at 8:37 p.m.

  
Marilynn D. Mendell, ARB Chair